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Which of the following is a latent defect?

A. A hole in the wall
B. Visibly cracked porch step
C. Contaminated soil
D. Broken front doorknob

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While touring a property in escrow, the seller's broker discovers a leak in the property. What must they do?

A. Complete a written disclosure of the leak
B. Disclose the leak
C. Have the leak fixed before closing
D. Nothing

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Who has the duty to disclose a material defect of a property?

A. A broker
B. A salesperson
C. Broker and salesperson
D. Neither